

If you need assistance completing this application (general inquires only) please contact Susan Walker, 974-2202; 505 Barton Springs Road, 2nd Floor (One Texas Center).

CASE # C15-2011-0012
~~C15-2010-102582~~

ROW # 105-36078

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

TP-0205230219

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1100 SOLENA CIR 78721

LEGAL DESCRIPTION: Subdivision - JOHNSTON TERRACE

Lot(s) 31 Block _____ Outlot _____ Division SECTION EIGHT
JOHNSTON TERRACE

I/We N/A on behalf of myself/ourselves as authorized agent for

BERNABE HERNANDEZ BENITEZ affirm that on JANUARY 11, 2011,

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below)

ERECT ☒ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

THAT WAS ALREADY BUILT OF CEMENT BLOCKS

AND I WILL ONLY LIKE TO FINISH PROJECT TO

DO USE OF IT.

in a SF-3-NP district.
(zoning district)

Parking Variance
from 4 spaces to 2
spaces

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use because:

BECAUSE IT IS NOT TO CODE, ACCORDING WITH
THE MEASUREMENTS, TO CLOSE TO THE STREET

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

WHEN PROPERTY WAS BOUGHT IT WAS ~~ALREADY~~ ALL READY
BUILT, BUT WAS NOT FINISHED.

- (b) The hardship is not general to the area in which the property is located because:

*SIMILAR ADDITIONS HAVE BEEN DONE AROUND
THE SAME LOCATION

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

THE DISTANCE OF BUILDING FROM STREET TO ACTUAL
BUILDING IS ABOUT THREE FEET PAST CODE. IT IS NOT TOO NOTABLE

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

THE STREET IS A SHORT CIRCLE ROAD THAT IS
A DEAD END, APPROXIMATELY 300' FROM CORNER TO END.

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

BECAUSE ONCE MORE IS A DEAD END, & TRAFFIC IS
VERY RARE. ALMOST ONLY NEIBORS THAT LIVE THERE, GO AROUND

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

IT IS A VERY SMALL STREET.

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

THIS IS SOMETHING THAT I DID NOT HAD IN PLAN
IT WAS ALREADY THERE & I WILL LIKE TO JUST FINISH IT.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Bernabe Hernandez Mail Address 1100 SOLENA CIR

City, State & Zip AUSTIN, TEXAS 78721

Printed Bernabe Hernandez Phone 512/674/1417 Date 1-11-11

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed Bernabe Hernandez Mail Address 1100 SOLENA CIR

City, State & Zip AUSTIN, TEXAS 78721

Printed Bernabe Hernandez Phone 512/674/1417 Date 1-11-11



BOARD OF ADJUSTMENTS

CASE#: C15-2011-0012
 LOCATION: 1100 JOLENA CIR
 GRID: M22
 MANAGER: SUSAN WALKER



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



City of Austin BUILDING PERMIT

PERMIT NO: 2006-021318-BP

1100 JOLENA CIR

Type: RESIDENTIAL

Status: Expired

Issue Date: 07/14/2006

EXPIRY DATE: 06/03/2007

| | | |
|---|---------------|--------|
| LEGAL DESCRIPTION Lot: 31 Block: Subdivision: JOHNSTON TERRACE SEC 8 | SITE APPROVAL | ZONING |
|---|---------------|--------|

| | | |
|---------------------|--------------------------|-----------------------------|
| PROPOSED OCCUPANCY: | WORK PERMITTED: Addition | ISSUED BY: Sylvia Benavidez |
|---------------------|--------------------------|-----------------------------|

ORIGINAL DUPLEX #131313. ORDINANCE NO. 200605622-064 PART 4. A WAIVER IS GRANTED FROM PART (4) (D) OF ORDINANCE 20060309-058 TO ALLOW THE REMODELING OF AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 1100 JOLENA CIRCLE WITH A FRONT YARD SETBACK OF NO LESS THAN 18 FEET. add garage to front of exist duplex for 3 off street parking spaces. revised for N.Briones 5-7-07SB.

| | | | | | | | |
|----------------------|--------------------------------|---------------------------|------------|----------------|-------------|-------|-----------------|
| TOTAL SQFT | VALUATION Tot Val Rem: \$00 | TYPE CONST. | USE CAT. | GROUP | FLOORS 1 | UNITS | # OF PKG SPACES |
| TOTAL BLDG. COVERAGE | % COVERAGE | TOTAL IMPERVIOUS COVERAGE | % COVERAGE | # OF BATHROOMS | METER SIZE | | |

| | | | |
|---|--------------------------------|----------------|--------------|
| Contact General Contractor, Bernabe Hernandez | Phone (512) 385-1324 | Contact | Phone |
|---|--------------------------------|----------------|--------------|

| Fee Desc | Amount | Date | Fee Desc | Amount | Date | Fee Desc | Amount | Date |
|---------------------|--------------|-----------|-----------------------|--------|-----------|----------|--------|------|
| Building Permit Fee | 33.00 | 7/14/2006 | Electrical Permit Fee | 34.00 | 7/18/2006 | | | |
| Fees Total: | 67.00 | | | | | | | |

| |
|--|
| Inspection Requirements |
| Building Inspection Electric Inspection |

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

| | | | | | |
|---|---|------|----------|------------|--------------|
| Comments 5-15-2007 no flood plain issues per Jay C. Baker | | | | | |
| Residential Zoning Review | <table border="0"> <tr> <td>Date</td> <td>Reviewer</td> </tr> <tr> <td>07/11/2006</td> <td>Nora Briones</td> </tr> </table> | Date | Reviewer | 07/11/2006 | Nora Briones |
| Date | Reviewer | | | | |
| 07/11/2006 | Nora Briones | | | | |

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin

BUILDING PERMIT

PERMIT NO: 2006-021318-BP

1100 JOLENA CIR

Type: RESIDENTIAL

Status: Expired

Issue Date: 07/14/2006

EXPIRY DATE: 06/03/2007

| | | | | | | | | | |
|---|--|----------------------------------|---------------------------|-------------|------------|-----------------------------|----------------|--------|-----------------|
| LEGAL DESCRIPTION Lot: 31 Block: Subdivision: JOHNSTON TERRACE SEC 8 | | | | | | SITE APPROVAL | | ZONING | |
| PROPOSED OCCUPANCY: | | WORK PERMITTED: Addition | | | | ISSUED BY: Sylvia Benavidez | | | |
| ORIGINAL DUPLEX #131313. ORDINANCE NO. 200605622-064 PART 4. A WAIVER IS GRANTED FROM PART (4) (D) OF ORDINANCE 20060309-058 TO ALLOW THE REMODELING OF AN EXISTING SINGLE FAMILY RESIDENCE LOCATED AT 1100 JOLENA CIRCLE WITH A FRONT YARD SETBACK OF NO LESS THAN 18 FEET. add garage to front of exist duplex for 3 off street parking spaces. revised for N.Briones 5-7-07SB. | | | | | | | | | |
| TOTAL SQFT | | VALUATION Tot Val Rem: \$.00 | | TYPE CONST. | USE CAT. | GROUP | FLOORS 1 | UNITS | # OF PKG SPACES |
| TOTAL BLDG. COVERAGE | | % COVERAGE | TOTAL IMPERVIOUS COVERAGE | | % COVERAGE | | # OF BATHROOMS | | METER SIZE |

| Type | Date | Status | Comments | Inspector |
|----------------------|-----------|--------|---------------------|----------------|
| 100 Pre-Construction | | Open | | Billy Sherrill |
| 101 Building Layout | 12/5/2006 | Fail | MIGRATED FROM PIER. | Billy Sherrill |
| 102 Foundation | | Open | | Billy Sherrill |
| 103 Framing | | Open | | Billy Sherrill |
| 104 Insulation | | Open | | Billy Sherrill |
| 105 Wallboard | | Open | | Billy Sherrill |
| 108 TCO Stocking | | Open | | Billy Sherrill |
| 109 TCO Occupancy | | Open | | Billy Sherrill |
| 112 Final Building | | Open | | Billy Sherrill |

542007 Reported and Flood plain Review

CITY OF AUSTIN

RESIDENTIAL PERMIT APPLICATION

BP Number BP-06-4608 7-14-06
Building Permit No. 20015843
Plat No. 1 Date 2-8-2006
Reviewer [Signature]

PRIMARY PROJECT DATA

Service Address 1100 Jolena Circle Tax Parcel No. _____
Legal Description _____
Lot 31 Block _____ Subdivision Johnston Terrace Section 8 Phase _____

If in a Planned Unit Development, provide Name and Case No. _____
(attach final approved copies of subdivision and site plan)

If this site is not a legal ~~undivided~~ lot, you must contact the Development Assistance Center for a Land Status Determination.

Description of Work

☐ New Residence

☐ Duplex

☐ Garage ☐ attached ☐ detached

☐ Carport ☐ attached ☐ detached

☐ Pool

Add Bedroom + Storage
Add Garage for 3 off street parking space
Addition (specify) _____
Other (specify) _____

Zoning (e.g. SF-1, SF-2...) SF3 Height of building _____ ft. # of floors 1

On lots with LA zoning, the approved septic permit must be submitted with the Residential Permit application for zoning approval.
{LDC 25-2-551(B)(6)}

Does this site have a Board of Adjustment ruling? ☐ Yes ☒ No If yes, attach the B.O.A. documentation

Will this development require a cut and fill in excess of 4 feet? ☐ Yes ☒ No

Does this site front a paved street? ☒ Yes ☐ No A paved alley? ☐ Yes ☒ No

VALUATIONS FOR
REMODELS ONLY

Building \$ _____
Electrical \$ _____
Mechanical \$ _____
Plumbing \$ _____
Driveway
& Sidewalk \$ _____
TOTAL \$ _____
(labor and materials)

DATA FOR NEW CONSTRUCTION
OR ADDITIONS ONLY

Lot Size 6342.03 sq.ft.
Job Valuation \$ 4500.00
(Labor and materials)

Total Job Valuation (remodels and additions)
\$ 4500.00
(Labor and materials)

PERMIT FEES
(For office use only)

| | NEW/ADDITIONS | REMODELS |
|------------------------|-----------------|----------|
| Building | \$ <u>33.00</u> | \$ _____ |
| Electrical | \$ <u>34.00</u> | \$ _____ |
| Mechanical | \$ _____ | \$ _____ |
| Plumbing | \$ _____ | \$ _____ |
| Driveway & Sidewalk | \$ _____ | \$ _____ |
| TOTAL | \$ _____ | \$ _____ |

OWNER / BUILDER INFORMATION

OWNER Name Bernabe Hernandez Telephone (h) 385-1324
BUILDER Company Name Bernabe Hernandez Telephone (w) _____
Contact/Applicant's Name Bernabe Hernandez Pager _____
FAX _____
DRIVEWAY /SIDEWALK Contractor _____ Telephone _____
CERTIFICATE OF OCCUPANCY Name Bernabe Hernandez Telephone _____
Address 1100 Jolena Circle City Austin ST TX ZIP 78721

If you would like to be notified when your application is approved, please select the method:

☐ telephone ☐ e-mail: _____

You may check the status of this application at www.ci.austin.tx.us/development/pierivr.htm

Service Address 1100 J L THE LITTLE

Applicant's Signature Bernabe HERNANDEZ Date 4-14-06

BUILDING COVERAGE

The area of a lot covered by buildings or roofed areas, but not including (i) incidental projecting eaves and similar features, or (ii) ground level paving, landscaping, or open recreational facilities.

| | Existing | New / Addition |
|--|----------------------|-------------------|
| a. 1 st floor conditioned area | <u>1579.5</u> sq.ft. | <u>400</u> sq.ft. |
| b. 2 nd floor conditioned area | _____ sq.ft. | _____ sq.ft. |
| c. 3 rd floor conditioned area | _____ sq.ft. | _____ sq.ft. |
| d. Basement | _____ sq.ft. | _____ sq.ft. |
| e. Garage / Carport | | |
| <u> </u> attached | _____ sq.ft. | _____ sq.ft. |
| <u> </u> detached | _____ sq.ft. | _____ sq.ft. |
| f. Wood decks [must be counted at 100%] | _____ sq.ft. | _____ sq.ft. |
| g. Breezeways | _____ sq.ft. | _____ sq.ft. |
| h. Covered patios | _____ sq.ft. | _____ sq.ft. |
| i. Covered porches | <u>144</u> sq.ft. | _____ sq.ft. |
| j. Balconies | _____ sq.ft. | _____ sq.ft. |
| k. Swimming pool(s) [pool surface area(s)] | _____ sq.ft. | _____ sq.ft. |
| l. Other building or covered area(s) | _____ sq.ft. | <u>400</u> sq.ft. |
| Specify, _____ | | |

TOTAL BUILDING AREA (add a. through l.) 1923.5 sq.ft. 2127.5 sq.ft.

TOTAL BUILDING COVERAGE ON LOT (subtract b., c., d., and k. if applicable)

33% of lot

IMPERVIOUS COVERAGE

Include building cover and sidewalks, driveways, uncovered patios, decks, air conditioning equipment pad, and other improvements in calculating impervious cover. Roof overhangs which do not exceed two feet or which are used for solar screening are not included in building coverage or impervious coverage. All water must drain away from buildings on this site and buildings on adjacent lots.

| | |
|---|----------------------|
| a. Total building coverage on lot (see above) | <u>2127.5</u> sq.ft. |
| b. Driveway area on private property | <u>333</u> sq.ft. |
| c. Sidewalk / walkways on private property | <u>440</u> sq.ft. |
| d. Uncovered patios | _____ sq.ft. |
| e. Uncovered wood decks [may be counted at 50%] | _____ sq.ft. |
| f. Air conditioner pads | <u>16</u> sq.ft. |
| g. Concrete decks | _____ sq.ft. |
| h. Other (specify) _____ | _____ sq.ft. |

TOTAL IMPERVIOUS COVERAGE (add a. through h.)

2686.5
423 % of lot

RESIDENTIAL PERMIT APPLICATION

I understand that in accordance with Sections 25-1-411 and 25-11-66 of the Land Development Code (LDC), non-compliance with the LDC may be cause for the Building Official to suspend or revoke a permit and/or license. I understand that I am responsible for complying with any subdivision notes, deed restrictions, restrictive covenants and/or zoning conditional overlays prohibiting certain uses and/or requiring certain development restrictions (i.e., height, access, screening, etc.) on this property. If a conflict should result with any of these restrictions, it will be my responsibility to resolve it. I understand that, if requested, I must provide copies of all subdivision plat notes, deed restrictions, restrictive covenants, and/or zoning conditional overlay information that may apply to this property.

I acknowledge that this project qualifies for the Site Plan Exemption as listed in Section 25-5-2 of the LDC.

I also understand that if there are any trees greater than 19 inches in diameter located on the property and immediately adjacent to the proposed construction, I am to schedule a Tree Ordinance review by contacting (512) 974-1876 and receive approval to proceed.

APPLICANT'S
SIGNATURE

Bernabe Hernandez

DATE 4-19-06

Rejection Notes/Additional Comments (for office use only):

- 1) Total lot size 6342.03' X 4 = 2536.8 FAR
 - 2) 2500' Total FAR 1919.5
Total FAR Bldg. 400
 - 3) Ordinance No. 20060622-064
Part 4. A waiver is granted from Part 4(D) of Ordinance 20060309-058 to allow the remodeling of an existing single family residence located at 1100 Adena Circle with a front yard setback less than 18 feet.
- 5/15/07. NO FLOODPLAIN ISSUES. JG

THIS PROPERTY 00ES NOT
LIE WITHIN THE 100 YEAR FLOODPLAIN,
AND HAS A ZONE X RATING AS
SHOWN ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP No. 480624
PANEL 0125 E
DATED: 5/15/93



City of Austin BUILDING PERMIT

PERMIT NO: 2002-001753-BP

1100 JOLENA CIR

Type: RESIDENTIAL

Issue Date: 06/17/2002

Status: Expired

EXPIRY DATE: 02/12/2003

LEGAL DESCRIPTION

Lot: 31 Block: Subdivision: JOHNSTON TERRACE SEC 8

SITE APPROVAL

ZONING

PROPOSED OCCUPANCY:

Add Garage

WORK PERMITTED: Addition

ISSUED BY:

| TOTAL SQFT | VALUATION | TYPE CONST. | USE CAT. | GROUP | FLOORS | UNITS | # OF PKG SPACES |
|----------------------|---------------------|---------------------------|------------|----------------|------------|-------|-----------------|
| | Tot Val Rem: \$.00 | | 434 | | | | |
| TOTAL BLDG. COVERAGE | % COVERAGE | TOTAL IMPERVIOUS COVERAGE | % COVERAGE | # OF BATHROOMS | METER SIZE | | |

Contact

General Contractor, Ernesto Del Toro

Phone

(512) 385-6344

Contact

Phone

| Fee Desc | Amount | Date | Fee Desc | Amount | Date | Fee Desc | Amount | Date |
|---------------------|--------------|-----------|----------|--------|------|----------|--------|------|
| Building Permit Fee | 33.00 | 6/17/2002 | | | | | | |
| Fees Total: | 33.00 | | | | | | | |

Inspection Requirements

Building Inspection

All Buildings, Fences, Landscaping, Patios, Flatwork And Other Uses Or Obstructions Of A Drainage Easement Are Prohibited, Unless Expressly Permitted By A License Agreement Approved By COA Authorizing Use Of The Easement.

City Code Chapter 25-12, Article 13: A permit expires on the 181st day if the project has not scheduled nor received an inspection. A "Cancelled" and/or "Failed/No Work Performed" inspection result does not extend the expiration date.

The following permits are required as a separate permit: See Mechanical, Electrical, Plumbing permits for Related Fees and Inspections.

Comments

Residential Zoning Review

Date

06/12/2002

Reviewer

Nora Briones

By Accepting Or Paying For This Permit You are Declaring That You Are The Owner Or Authorized By The Owner That The Data Submitted At The Time Of Application Was True Facts And That The Work Will Conform To The Plans And Specification Submitted Herewith.



City of Austin BUILDING PERMIT

PERMIT NO: 2002-001753-BP

Type: RESIDENTIAL

Status: Expired

1100 JOLENA CIR

Issue Date: 06/17/2002

EXPIRY DATE: 02/12/2003

| | | | | | | | | | |
|---|--|----------------------------------|---------------------------|-------------|-----------------|---------------|----------------|--------|-----------------|
| LEGAL DESCRIPTION Lot: 31 Block: Subdivision: JOHNSTON TERRACE SEC 8 | | | | | | SITE APPROVAL | | ZONING | |
| PROPOSED OCCUPANCY: Add Garage | | WORK PERMITTED: Addition | | | | ISSUED BY: | | | |
| | | | | | | | | | |
| TOTAL SQFT | | VALUATION Tot Val Rem: \$.00 | | TYPE CONST. | USE CAT. 434 | GROUP | FLOORS | UNITS | # OF PKG SPACES |
| TOTAL BLDG. COVERAGE | | % COVERAGE | TOTAL IMPERVIOUS COVERAGE | | % COVERAGE | | # OF BATHROOMS | | METER SIZE |

| <u>Type</u> | <u>Date</u> | <u>Status</u> | <u>Comments</u> | <u>Inspector</u> |
|--------------------|-------------|---------------|---------------------|------------------|
| 112 Final Building | 8/16/2002 | Fail | MIGRATED FROM PIER. | Michael Husted |
| 609 Fire | | Open | | Jessie Scott |



Address 1100 Jolena Cir
Amanda Case - 2010 102582-CV

11-19-2010
Investigator C Maldonado



Address 1100 Jolena Cir
Amanda Case – 2010 102582-CV

11-19-2010
Investigator C Maldonado

OWNER Loreda Bldrs. ADDRESS 1100C Jolena Circle

PLAT file 513 LOT 31 BLK

SUBDIVISION Johnston Terr Sec 8

OCCUPANCY Johnston Terr Sec 8

BLD PERMIT # 131313 DATE 8-17-72 OWNERS ESTIMATE \$15,000.00

CONTRACTOR owner NO. OF FIXTURES 10

WATER TAP REC # 73247 SEWER TAP REC # 64462

Frm duplex w/ brk ven 1529 sq.ft.

PLAT 714e

Jabrocta serr. Dec 8

22'

PRINC. BLDG.

ACC. BLDG.

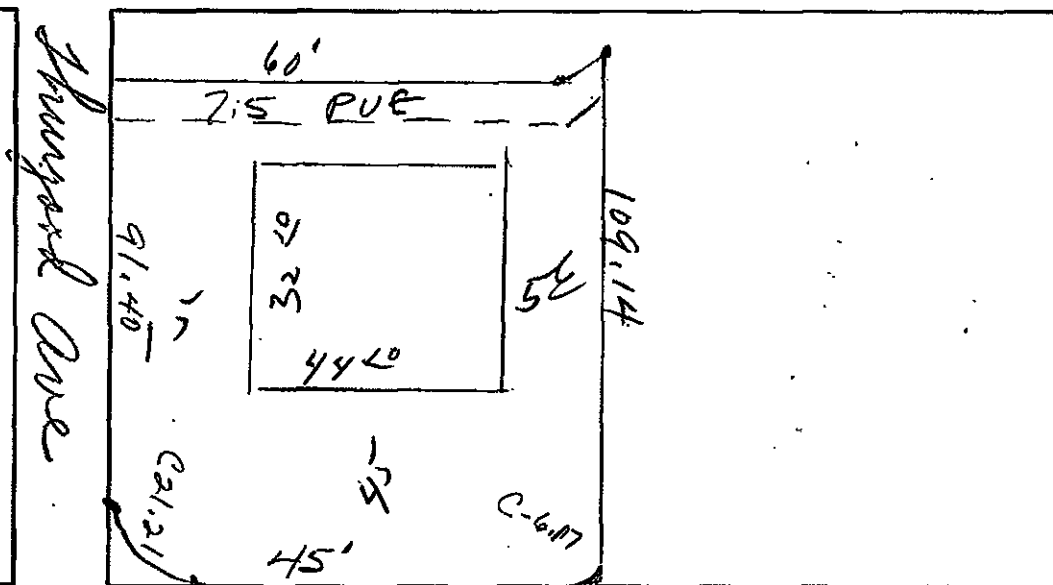
PAVED
PARKING

ATTIC FIRE
STOPS REQ.

Same

$44.10 \times 32.10 \text{ plus } 52' = 1529^{\text{sq}} \text{ Ft. } \text{Bldg.} \times \text{Duplex}$

8-17-72 *ef*



Jolene Circle

INSPECTOR

Phy. Gray.

ORDINANCE NO. 20060622-064

AN ORDINANCE GRANTING A WAIVER FOR PROPERTY LOCATED AT 1100 JOLENA CIRCLE FROM CERTAIN DEVELOPMENT REGULATIONS PRESCRIBED BY ORDINANCE NO. 20060309-058 TO ALLOW REMODELING OF AN EXISTING SINGLE-FAMILY RESIDENCE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. This ordinance applies to the remodeling of an existing single-family residence on property located at 1100 Jolena Circle. The single family residence will have 1,979.5 square feet of gross floor area.

PART 2. Applicant has filed a waiver application requesting that Council waive Part 5(D)(5) of Ordinance No. 20060309-058 which prescribes minimum and maximum front yard setbacks for a lot on a block face on which four or more lots are developed for a use described in subsection (B):

- (a) the lot with a principal structure closest to the street is disregarded, and the lot with a principal structure farthest from the street is disregarded;
- (b) the minimum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots minus ten percent of the distance of that average; and
- (c) the maximum front yard setback is equal to the average of the minimum front yard setbacks of the principal structures on the remaining lots plus ten percent of the distance of that average.

PART 3. Council has considered the factors for granting a waiver from development regulations prescribed by Ordinance No. 20060309-058. Council finds that such a waiver is justified because:

- (A) the development limitation imposes undue hardship on the applicant; and
- (B) the development proposed by the applicant will not adversely affect the public health, safety, and welfare.

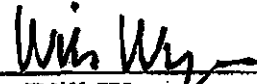
PART 4. A waiver is granted from Part 4(D) of Ordinance 20060309-058 to allow the remodeling of an existing single-family residence located at 1100 Jolena Circle with a front yard setback of no less than 18 feet.

PART 5. This ordinance takes effect on July 3, 2006.

PASSED AND APPROVED

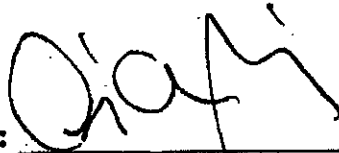
June 22, 2006

§
§
§



Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

Remue Hernandez

AE APPROVED
APR 27 2006
RLS 117-30

19' dia. or greater measured at 4.5' above grade, must be enclosed with protective fencing before any construction. No tree measuring 19" in diameter (measured at 4.5' above grade) may be removed without a tree removal permit from the City of Austin. Can be removed if greater than 19' in diameter (measured at 4.5' above grade) and if the tree is dead or dying.

- 1/2" IRON PIPE FOUND
- 1/2" REDAR FOUND
- 1/2" REDAR SET
- BIRD WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- RECORD INFORMATION
- POWER POLE

The dripline of protected trees must be enclosed with protective fencing before any construction.

NO ROOF OVERHANGS ARE ALLOWED IN PUBLIC UTILITY BASEMENTS OR DRAINAGE BASEMENTS

SUBJECT TO RESTRICTIONS AS STATED IN V. 4283, P. 207.

JOLENA CIRCLE

LOT 31 BLOCK: ADDITION JOHNSTON TERRACE
SECTION EIGHT PHASE N/A ROOM VOLUME CABINET 5B
COUNTY: TRAVIS STATE OF TEXAS STREET ADDRESS 1100 JOLENA CIRCLE
CITY: AUSTIN REFERENCE NAME VICTOR OLIVARES AND GABRIEL OLIVARES AND JAIME OLIVARES

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN, AND HAS A ZONE X RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP No. 400624 PANEL 0125 E

B&G Surveying, Inc.
Victor M. Garza R.P.L.S.
Office 512-458-6969
Fax 512-458-0845

